

ORDINANCE NO. 20071213-107

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 2920 ½ SOUTH LAKELINE BOULEVARD FROM MULTIFAMILY RESIDENCE MEDIUM DENSITY (MF-3) DISTRICT TO COMMUNITY COMMERCIAL-MIXED USE-CONDITIONAL OVERLAY (GR-MU-CO) COMBINING DISTRICT.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from multifamily residence medium density (MF-3) district to community commercial-mixed use-conditional overlay (GR-MU-CO) combining district on the property described in Zoning Case No. C14-2007-0215, on file at the Neighborhood Planning and Zoning Department, as follows:

A 0.70 acre tract of land, more or less, out of Riviera Springs North Section B Subdivision in Williamson County, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance (the "Property"),

locally known as 2920 ½ South Lakeline Boulevard, in the City of Austin, Williamson County, Texas, and generally identified in the map attached as Exhibit "B".

PART 2. The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

A site plan or building permit for the Property may not be approved, released, or issued, if the completed development or uses of the Property, considered cumulatively with all existing or previously authorized development and uses, generate traffic that exceeds 2,000 trips per day.

Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the community commercial (GR) base district, the mixed use (MU) combining district, and other applicable requirements of the City Code.



THREE DIMENSIONAL SERVICES
 SHIPPING ADDRESS:
 13100 W HWY 29
 101 Jonathan Drive Suite 3
 Liberty Hill, Texas 78642

3DS, Inc.
Land Surveyors

G.P.S. Services
 Subdivisions • Topographic
 Construction • Commercial • Boundaries

MAILING ADDRESS:
 P.O Box 850
 Liberty Hill, Texas 78642
 (512) 515-5888
 Fax (512) 515-5878
 www 3DSinc.com

EXHIBIT A

METES AND BOUNDS DESCRIPTION

BEING 0.70 ACRES, RIVIERA SPRINGS NORTH SECTION B, AS RECORDED IN CABINET B, SLIDE 290-292, PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

BEGINNING at the southeast corner of a 3 24 acre tract, and being the northeast corner of this said 0.52 acre tract;

Thence S47°21'08"W along the north right of way of Lakeway blvd and the south line of this said 3 24 acre tract, a distance of 277 31 feet to the a iron rod found;

Thence S50°02'51"W along the north right of way of Lakeway blvd. and the south line of this said 3.24 acre tract, a distance of 76 88 feet, a iron rod found;

Thence S50°17'59"W along the north right of way of Lakeway blvd and the south line of this said 3.24 acre tract, a distance of 63.22 feet, to a point for a corner , being the southwest corner of this said 0 70 acre tract,

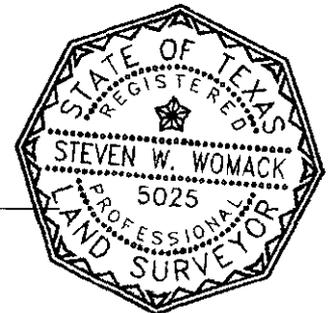
Thence N21°06'08"W along the west line of this said 0 52 acre tract and the east line of Lakeway Condominiums section one (3.809 acres), a distance of 150 75 feet to a point for a corner being the northwest corner of this said 0 70 acre tract;

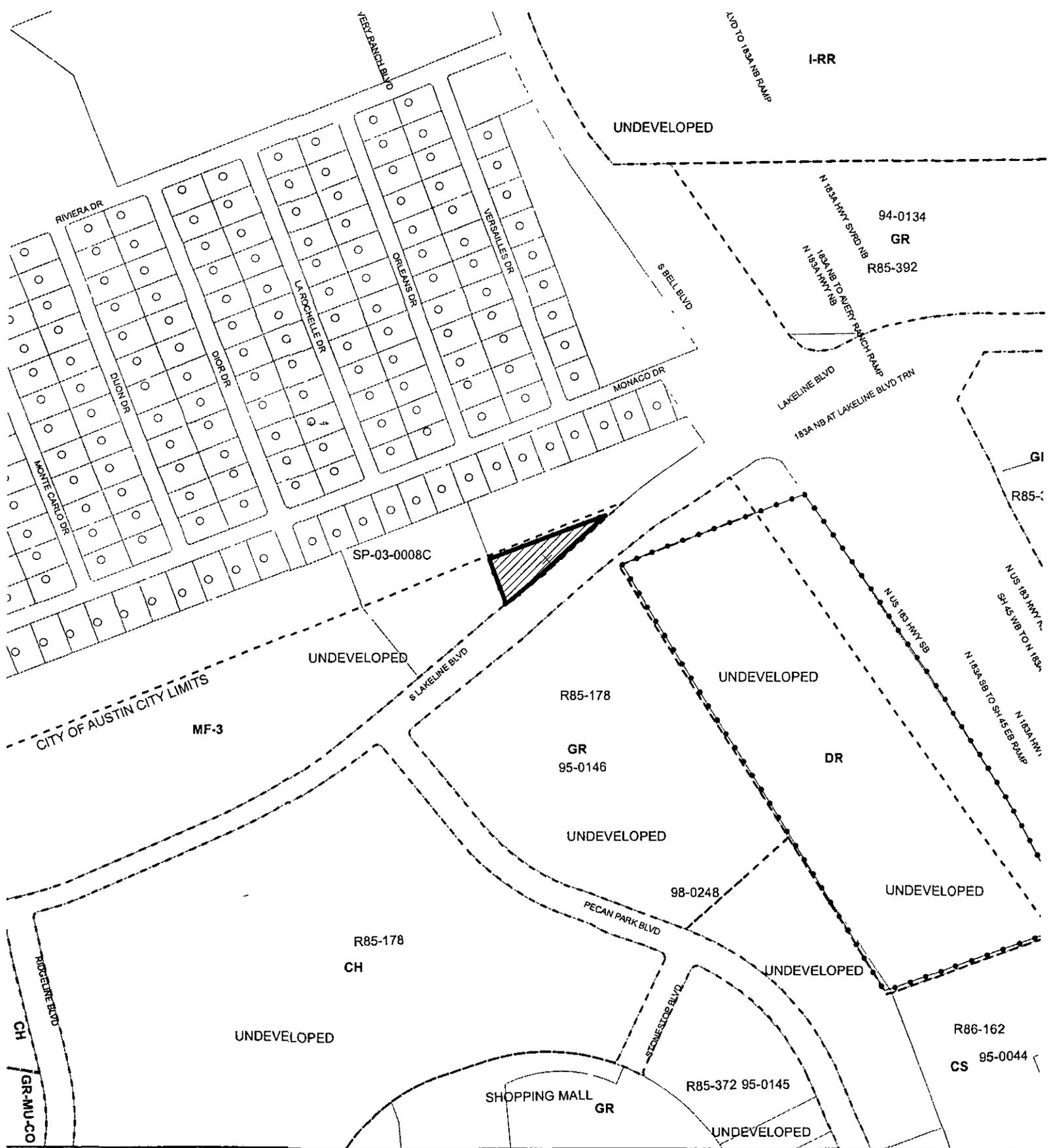
Thence N69°28'17"E along the south line of said 3 24 acre tract and the north line of this said 0 52 acre tract a distance of 390.53 feet to the **POINT OF BEGINNING** and containing 0.70 acres more or less

Steven W. Womack

Steven W. Womack
 Registered Professional Surveyor
 No. 5025, State of Texas

09-25-07
 Date





ZONING EXHIBIT B

-  N
-  Subject Tract
-  Zoning Boundary
-  Pending Cases

ZONING CASE#: C14-2007-0215
 ADDRESS: 2920 1/2 S LAKELINE BLVD
 SUBJECT AREA: 0.70 ACRES
 GRID: F40
 MANAGER: S. SIRWAITIS



1" = 400' OPERATOR S MEEKS

This map has been produced by GIS Services for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.